



COUNCIL WORK SESSION

Zoom Video Conference
<https://ci.manzanita.or.us>

AGENDA

April 12, 2023
02:00 PM Pacific Time

Video Meeting: Council will hold this meeting through video conference.
The public may watch live on the [City's Website: ci.manzanita.or.us/broadcast](https://ci.manzanita.or.us/broadcast)

or by joining the Zoom meeting:

<https://us02web.zoom.us/j/86533380300?pwd=MXNOS0c0OWZBRjJoR2hzc3JreVFCUT09>

Meeting ID: 865 3338 0300

Passcode: 303215

Call in number:

+1 253 215 8782

Note: Agenda item times are estimates and are subject to change.

- 1. CALL TO ORDER (2:00)**
Deb Simmons, Mayor
- 2. REVENUE DIVERSIFICATION PRESENTATION**
Lorelei Juntunen, President, ECONorthwest
- 3. WATER SYSTEM UPDATE AND RATE STUDY**
Dan Weitzel, Public Works Director
Tim Tice, OAWU
- 4. CITY HALL FINANCE PRESENTATION**
Leila Aman, City Manager
- 5. ADJOURN (4:30)**
Deb Simmons, Mayor

Meeting Accessibility Services and Americans with Disabilities Act (ADA) Notice

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Name: John and Linda Vogel

Email: johnvogel@nehalemtel.net

Message: We look forward to a new city hall. We hope it can be something that we can be proud of. The site is right as one enters our town and should be representative of our beautiful city not something boring. The Columbia Bank building is an example of beauty using local resources.

Date: April 5, 2023

Time: 6:33 pm

Page URL: <https://ci.manzanita.or.us/contact/>

User Agent: Mozilla/5.0 (iPhone; CPU iPhone OS 16_1_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/16.1 Mobile/15E148 Safari/604.1

Remote IP: 137.118.149.152

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COUNCIL STAFF REPORT

To: Mayor and City Council
Leila Aman, City Manager

Date Written: April 7, 2023

From: Dan Weitzel, Public Works Director

Subject: **Water System Update and Rate Study**

ACTION REQUESTED

Listen to an update from staff on the status of the water system and water rate study. Provide direction to staff to prepare a Resolution to adopt an updated water rate.

ANALYSIS

Staff have been working with Oregon Association of Water and Wastewater Utilities (OAWU) to update the Manzanita Water System fees. The last rate study for Manzanita was completed in 2014 by OAWU. At that time OAWU also recommended that the City increase the water rate each year based on the rate of inflation. However the city did not implement the inflation rate increase for the last ten years and has not kept pace with the increase in costs for labor, materials and services.

City staff have been working with OAWU to provide the necessary information for the rate study including anticipated expenditures for water operations and key maintenance project. Staff also reviewed initial analysis provided by OAWU and provided input on the proposed options. OAWU will provide Council with an overview of how the rates were determined and includes two options for Council feedback. OAWU and staff propose a rate that is based on a water conservation approach. OAWU staffer Tim Tice will review the methodology for the different rate options, and what they mean. Some options include whether to treat Short Term Rentals as businesses, what the base water amount should be, what a tiered rate means and proposed annual increases to account for inflation.

BUDGET IMPACT

A water rate increase will enable the City's water utility to balance Material and Services and labor, fund necessary maintenance, and establish a reserve in the Water Operations fund.

WORKLOAD IMPACT

The Public Works Director and City Manager will continue working with OAWU to provide data to complete the water rate study.

ATTACHMENTS

1. Resolution 14-12 A Resolution Amending the Monthly Water Rate
2. OAWU Work Sheet Comparison of Rates
3. Water System Power Point

RESOLUTION NO. 14-12

A RESOLUTION AMENDING THE MONTHLY WATER SERVICE RATE SCHEDULE

WHEREAS, the City of Manzanita operates a municipal water system which involves impoundment and treatment of raw surface water, pumping of subsurface water, storage, testing and distribution of finished water and all functions related to operation and maintenance of a public water system as governed by Federal, State and local law; and,

WHEREAS, the City desires to operate its water system as a self supporting activity in accordance with the requirements of the City Charter and City Comprehensive Plan; and,

WHEREAS, Section 17 of Ordinance No. 90-8 authorizes the City Council to adopt by resolution such water rates and service charges as the Council deems to be in the interest of operating and maintaining the City water system; and .


WHEREAS, the current monthly water service rate schedule adopted by Resolution 08-06 does not generate enough revenue to keep the water system self supporting; and

WHEREAS, a water rate study prepared by the Oregon Association of Water Utilities recommends adjusting the water service rate schedule; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANZANITA AS FOLLOWS:

Section 1. Effective October 1, 2014, the monthly water service rate schedule contained in Resolution No. 08-06 is rescinded, and the water service rate schedule attached hereto as Exhibit A is hereby adopted.

PASSED by the City Council and signed by me in authentication of its passage this 9th day of July, 2014.



Garry R. Bullard, Mayor

ATTEST:



Jerald P. Taylor, City Manager/Recorder

**EXHIBIT A
WATER SERVICE RATE SCHEDULE
Effective October 1, 2014**

MONTHLY RATE SCHEDULE

Customer Type	Location	Meter Size	Minimum Monthly Rate	Gallons included in minimum monthly rate	Cost per 1000 gallons over minimum
Residential	Inside City	Per Unit	\$39.50	4,000	\$2.50
	Outside City	Per Unit	\$49.25	4,000	\$3.25
Commercial	Inside City	5/8 inch	39.50	-0-	\$2.50
		¾ inch	\$43.25	-0-	\$2.50
		1 inch	\$55.00	-0-	\$2.50
		1 ½ inch	\$70.75	-0-	\$2.50
		2 inch	\$114.00	-0-	\$2.50
	Outside City	5/8 inch	\$49.25	-0-	\$3.25
		¾ inch	\$54.00		\$3.25
		1 inch	\$68.75	-0-	\$3.25
		1 ½ inch	\$88.50		\$3.25
		2 inch	\$142.50	-0-	\$3.25
Bulk		2 inch	\$142.50	-0-	\$2.75

SYSTEM CONNECTION FEES

<u>Service Charge</u> This charge provides for the cost of meter and/or water line installation at time of service connection.	Actual cost of materials and labor
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OTHER FEES

Delinquent Charge	\$20.00	
Returned Check Charge	\$35.00	
Reconnection Charge after service has been disconnected by the City*	During working hours	\$40.00
	After working hours	\$80.00
Non-emergency Customer Requested Disconnect (includes reconnection during working hours*)	\$40.00	
*A surcharge of \$160.00 will be assessed to reconnect service that has been voluntarily turned off by the owner.		

Comparison Existing with Hypothetical "Monthly" Costs										
User Class	Size (in)	Existing Rate	1000 Allow ¹	Unit Price	Option One ²	Cu. Ft. Allow ²	Unit Price ²	Option Two	Cu. Ft. Allow ³	Unit Price ³
Residential (in)	5/8 by 3/4	\$ 39.50	4		\$ 53.73	2		\$ 53.33	2	
Commercial	5/8 by 3/4	\$ 39.50	0	\$2.50	\$ 53.73	2		\$ 64.00	2	
	1.0	\$ 55.00	0		\$ 75.23	3		\$ 89.59	3	
	1.5	\$ 70.75	0		\$ 96.72	4	\$ 9.25	\$ 115.19	4	\$10.50
	2.0	\$ 114.00	0		\$ 155.82	6		\$ 185.59	6	
	3.0	\$ 427.50	0		\$ 591.06	22		\$ 703.95	22	
	4.0	\$ -	0		\$ -	28		\$ -	28	
Outside	5/8 by 3/4	\$ 49.25	0	\$3.25	\$ 64.48	42		\$ 61.63	42	
Proposed Budget		\$ 1,371,720.00			\$ 1,696,720.00			\$ 1,571,720.00		
Anticipated Revenues		\$ 925,575.00		CIP \$ Annual	\$ 325,000.00			\$ 200,000.00		
Project A		\$ 440,954.00	Per Conn ⁴		BR - 70%			BR - 75%		
Hwy 101 Phase 2, Pelican Ln		3-yr Ave	\$6.65							
Winward Ln, Reservoir Decon		\$ 146,984.67								
Project B		\$ 349,630.00			\$ 790,584.00 Per Conn					
Nehalem Ave, Sandpiper		3-yr Ave			\$11.92					
Hwy 101 Phase 3		\$ 116,543.33	\$5.27							
Project C		\$ 300,778.00						\$1,091,362.00 Per Conn		
Fir Ave, Puffin Ln		3-yr Ave						\$16.46		
Bonny Ln		\$ 100,259.33	\$4.54							
Residential Mo. Bill	1000 Gals									
Typical Ave Usage 3/4 - inside	3.66	\$ 39.50			\$ 79.16			\$ 70.87		
	6.00	\$ 44.50			\$ 115.01			\$ 95.61		
	10.00	\$ 54.50			\$ 176.29			\$ 137.89		
Notes:										
1 - 4 units (4,000 gallons/mo.) only residential customers - total water units allowed exceeds total deliverable units ≈15+%										
2 - Base rate set for 5/8-inch by 3/4-inch service at 70 percent of new budget = Base rate equals 75 percent of \$1,696,720										
2, 3 - Allowance lowered to 2 units from 4 units, average monthly usage is 3.66 units, at 3 - 4 allowed units, is 90% -120% of available water										
3 - Charge per unit (\$9.25) or (\$10.50) would be tier one with a three tiered structure										
4 - Per connection divides additional expenses applied to all (sized) customers per month, Quaterly billing would see \$19.95 per statement for project A funding										

Project	total cost	Capital Construction Fund	Maintenance Fund	Aggressive	3 - Yr Average	Total Connections	Cost per Service per Month
HWY 101 Phase 2	\$554,869	\$332,921	\$221,948			1842	
Pelican Ln	\$220,968	\$132,581	\$88,387				
Winward Ln	\$226,548	\$135,929	\$90,619				
Decommission Reservoir 2#		\$0	\$40,000		A		
		\$0	\$0				
Total:	\$1,002,385	\$601,431	\$440,954		\$146,984.67	Cost	\$6.65
	\$200,477	\$120,286	\$88,191				
Inflation 20% added to cost	\$1,202,862	\$721,717	\$529,145		\$176,381.60	Inflation	\$7.98
Project	total cost	Capital Construction Fund	Maintenance Fund	More Agg			
Nehalem Ave	\$268,483	\$161,090	\$107,393				
Sandpiper	\$242,118	\$145,271	\$96,847				
HWY 101 Phase 3	\$363,475	\$218,085	\$145,390		B		
		\$0	\$0				
Total:	\$874,076	\$524,446	\$349,630	\$ 790,584.40	\$ 263,528.13	Cost	\$11.92
	\$174,815.20	\$104,889.12	\$69,926.08				
Inflation 20% added to cost	\$1,048,891.20	\$629,334.72	\$419,556.48	\$948,701.28	\$316,233.76	Inflation	\$14.31
Project	total cost	Capital Construction Fund	Maintenance Fund	Most Aggressive			
Fir Ave	\$281,364	\$168,818	\$112,546				
Puffin Ln	\$265,608	\$159,365	\$106,243		C		
Bonny Ln	\$204,972	\$122,983	\$81,989				
Total:	\$751,944	\$451,166	\$300,778	\$ 1,091,362.00	\$363,787.33	Cost	\$16.46
	\$150,388.80	\$90,233.28	\$60,155.52				
Inflation 20% added to cost	\$902,332.80	\$541,399.68	\$360,933.12	\$1,309,634.40	\$436,544.80	Inflation	\$19.75
Project	total cost	Capital Construction Fund	Maintenance Fund	Alternative			
Ocean Ave	\$614,934	\$368,960	\$245,974				
North Ave	\$343,518	\$206,111	\$137,407		D		
5th St N	\$296,645	\$177,987	\$118,658				
Total:	\$1,255,097	\$753,058	\$502,039	\$1,593,401	\$531,133.60	Cost	\$24.03
	\$251,019.40	\$150,611.64	\$100,407.76				
Inflation 20% added to cost	\$1,506,116.40	\$903,669.84	\$602,446.56	\$1,912,080.96	\$637,360.32	Inflation	\$28.83

What about our water?

4/12/2023

Council workshop about our
water.

- **Staff (5.5)**

- Director (1)
- Utility Worker (3)
- Part Time Utility Worker (.5)
- Water Utility Clerk (1)
 - Rockaway (1) Director, (6) water, roads, parks & sewer, 1 utility clerk
 - Cannon Beach (1) Director, (1) Assistant Director, (1) Admin, (3) Water, (3) Roads, (1.5) Parks

- **Public Works Duties:**

- Water
- Roads
- Parks
- Public restrooms, trash cans, and doggie stations.
- Building Maintenance
- Pretty much everything



Jason Weiss

Utility Worker (Hired 2019)

- Certifications
 - Water Distribution 1
 - HDPE fusion/welding
 - Fire Fighter with NBFDR
 - EMR (in EMT class)
- Jason in the coming weeks will be testing for Water Treatment 1 certification. Is backup to Dan on operations.



Jeremy Jepson

Utility Worker (Hired 2021)

- Spent many years in the telecommunications (RTI & Charter)
- Jeremy in the coming weeks will be testing for Water Distribution 1 certification.



Josh Hamilton

Utility Worker (Hired 2022)

- Certifications
 - HDPE fusion/welding
 - Cadet w/Fire Fighter with NBFRD
- Newest (and youngest) of the Department.



Laurie Miller

Utility Clerk (Hired 2021)

- Handles all utility calls & payments.
- Handles the data entry of the City Cross connection program.
- Hugh help to keeping things moving in the office!!!

We can't do it alone!

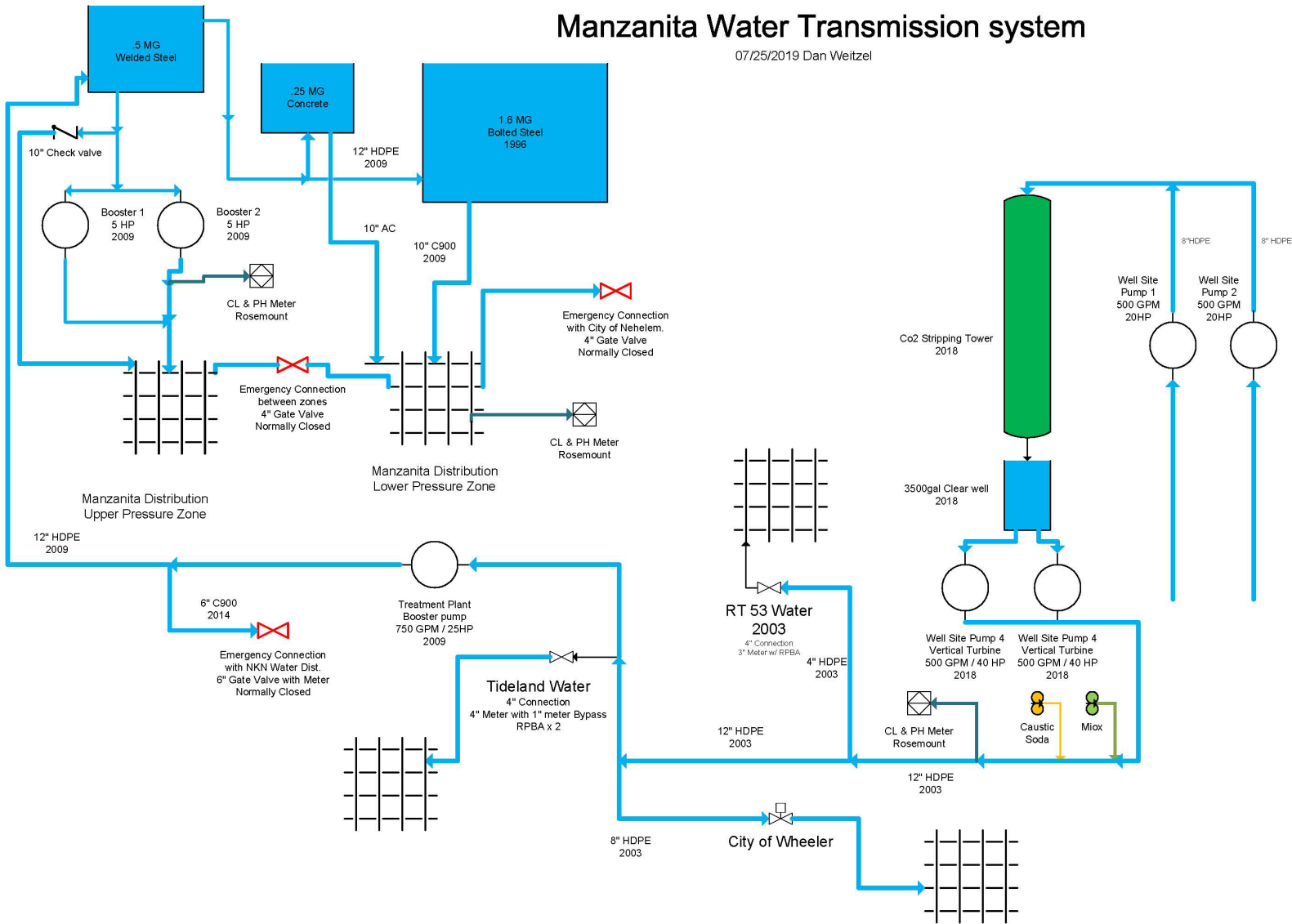
- The Water department is supported by many in the City Staff.
 - Leila
 - Nina
 - Nancy
 - Scott
 - Judy
 - Chris
 - Even the Police

Volunteers

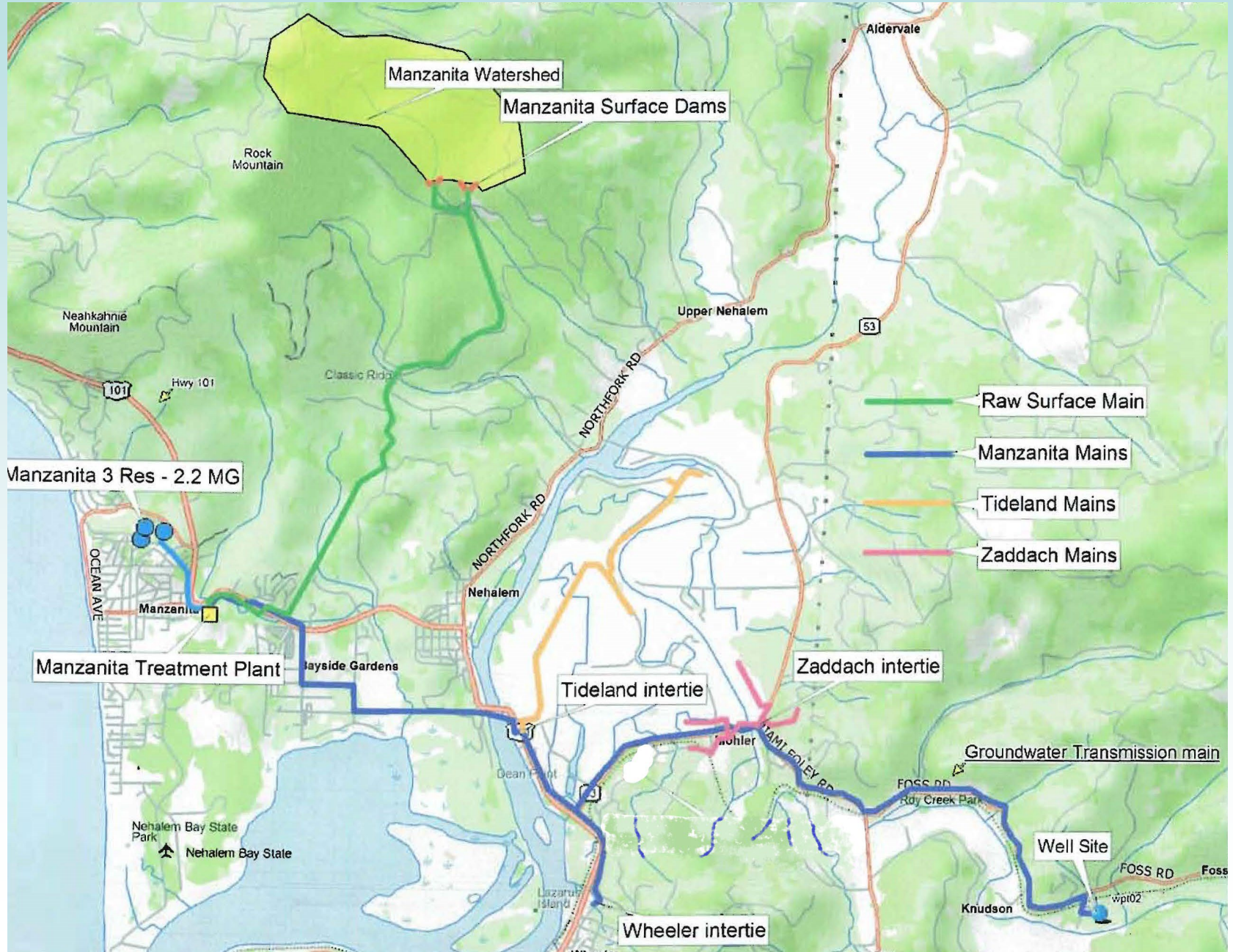
- City Elected Body
- Public Works Augment Team
- NBFRD
- EVCNB

Manzanita Water Transmission system

07/25/2019 Dan Weitzel



Water Transmission Lines



Wells



Well Site

- Wells were test at 1000 gallons per minute with a max draw down in the case of ONLY 4 feet.
- Currently we pump at 500 gpm or less.
- The site is currently constructed for 750 gpm pumping capacity.
- Well field was designed for another 10 wells to be installed. And pump station is setup for a 3rd pump.

Production vs Demand

Production	Gallons in a day	Gallons in a year
500gpm	720,000	262,800,000
750gpm	1,080,000	394,200,000

Month	Used	% 500gpm	% 750gpm
July (Highest)	16,622,304	74.47%	49.65%
February (Lowest)	7,442,323	36.92%	24.61%

2021 Well usage	500	750
121,176,396	46.11%	30.74%

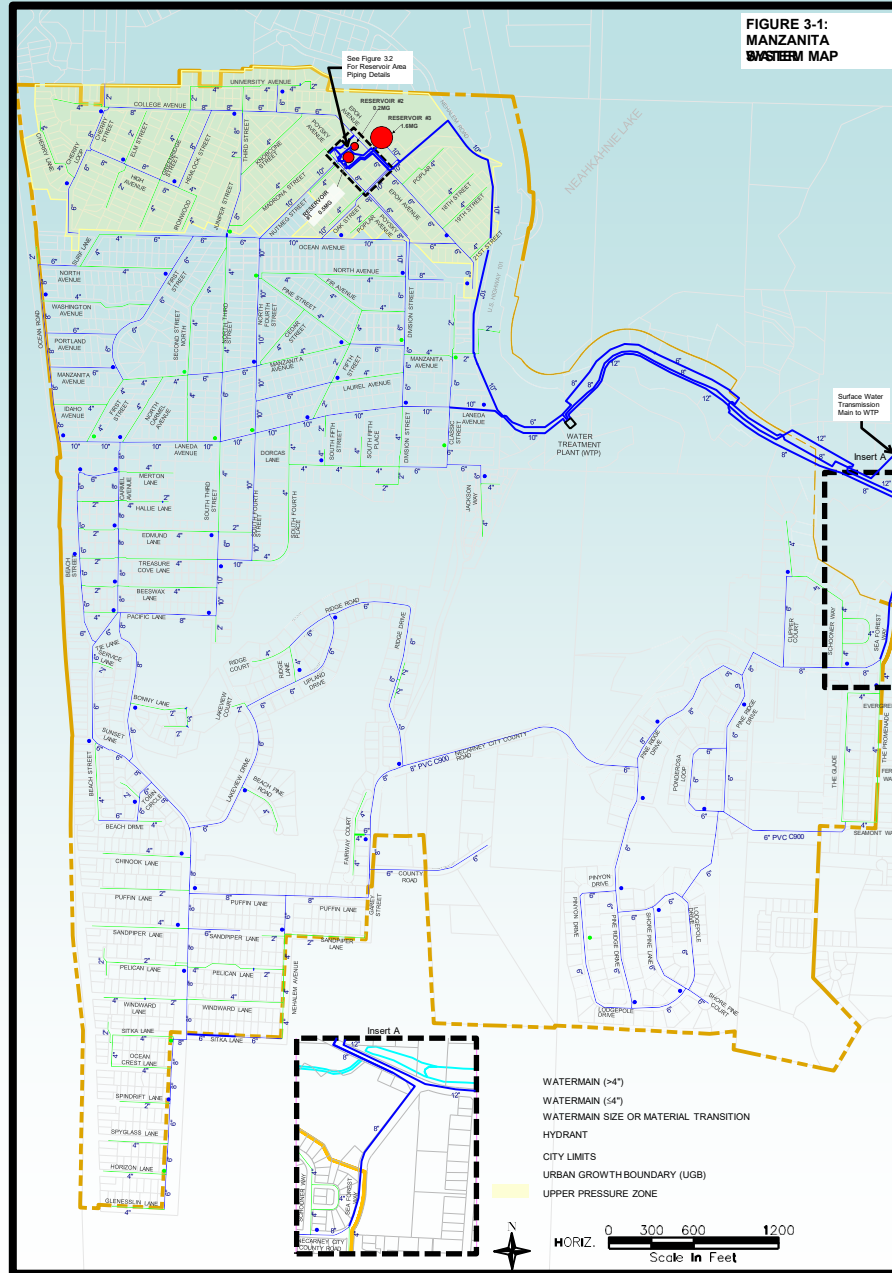
Yearly Production

- Cannon beach 167,590,000 gallons
- Rockaway Beach 128,987,000 gallons

Water Treatment Plant

- Currently in storage mode
- Plant is designed for a flow rate of 500,000 max gpd.
- Is listed as an emergency source with the State drinking water program.
- Plant is built on large tanks.
 - 80,000 gallons of fresh
 - 60,000 gallons of Raw water
 - 250,000 gallons of back wash water

**FIGURE 3-1:
MANZANITA
WASTEWATER MAP**



Water Distribution System

- Water mains vary in size from 2" – 10"
 - Materials vary
 - PVC (good) 2" – 10"
 - Asbestos (bad) 2" – 10"
 - ABS (worst) 2"
 - Glued electrical conduit 2" (why??)

Emergency and Backups

- Emergency Connections
 - NKN Water District
 - Nehalem (out of service due to a broken valve, they are working with their City Engineer NCCD for a repair/replacement)
- Backups
 - 2 pallets of bottle water (Kept at the water Plant)
 - Water Purification unit. (17,000 gallons a day)
 - Water treatment and distribution trailer. (in progress, out put goal is 80gpm)

City of Manzanita

- Population of 660
- 1915 meter connections.
 - 1845 Residential
 - Rockaway 2,547
 - Cannon Beach 1604
 - 70 Commercial
 - Rockaway 97
 - Cannon Beach 185

Outlook

- Projects and goals moving forward.
 - Major part of the water system to be in our GIS system by Mid Summer (sooner if the sun comes out)
 - CIP continues to move forward with project scoping for the next 10 years of both street projects and water projects.
 - Continue with Reservoir replacement goal.
 - Update Water rates (in progress)
 - Update Water SDC (getting quotes)

Balance

- Priority is water mains as they are currently the weakest link.
 - There are 76 water main projects called out in the Water Master Plan or 29,500 feet of main replacement need.
 - After July we will have completed roughly 975 feet with completion of Dorcas
 - 10 year CIP would call for replacement of 7,950 leaving 20,580 feet for future replacement.

You want more....

- Dan Weitzel
 - dweitzel@ci.manzanita.or.us
 - 503-368-5347

- QUESTIONS??

THANKS.

City of Manzanita Council Work Session #2

Revenue Diversification Options Findings

April 12, 2023

ECONorthwest
ECONOMICS • FINANCE • PLANNING



ECONorthwest and Galardi Rothstein Group are working with the City to identify new revenue options to grow and diversify Manzanita's revenue streams.

The goal of this project is to provide Manzanita with sustainable revenue options that have a nexus to current expenditure challenges.

Action items and goals:

- Recap: Why diversifying Manzanita's revenue streams is important.
- Review preliminary revenue estimates for four potential revenue tools.

Why Diversify Revenue Streams?

1. Most (if not all) Oregon cities are facing fiscal challenges over the next twenty years. Manzanita shares those challenges, and also has unique constraints.
2. Manzanita's economy is built around tourism, which must be managed appropriately.
3. Current revenue sources are not aligned with needs, and are insufficient to cover core city functions.
4. **Sustaining Manzanita's economy requires attention to this complex and unsustainable fiscal situation.**

Manzanita's Upside-down Fiscal Picture

Visitor/second homeowner spending drive the City's fiscal picture

Revenues:

- Largest funding source = TLT and STR permit fees
- Second home development = some property tax growth and one-time development fees

Costs:

- Overnight visitors put pressure on core City services: parking, visitor amenities, road maintenance, etc.

Resident population produces insufficient revenue to cover infrastructure and other core costs

- Property tax and gas tax income from residents is essentially flat
- Not unique to Manzanita, but worsened by low property tax rate and lack of user fees

Specifically need sustainable revenue sources to cover:

1. Transportation system

- Increase in maintenance costs
- Future capital improvements

2. Managing tourism economy

- Code enforcement, trash collection, etc.
- Day trippers not contributing



How can Manzanita Create a Healthier Fiscal Picture?

Reminder: Selected Revenue Options

Based on conversations with City staff and feedback from the Budget Committee, the following options were selected for advancement:

	General Obligation Bond	Transportation Utility Fee	Prepared Food and Beverage Sales Tax	Parking Fees
Need Served	<ul style="list-style-type: none"> ✓ Transportation Infrastructure 	<ul style="list-style-type: none"> ✓ Transportation Maintenance & Infrastructure 	<ul style="list-style-type: none"> ✓ Tourism Management ✓ Transportation Infrastructure 	<ul style="list-style-type: none"> ✓ Tourism Management ✓ Transportation Infrastructure
How?	Voter-approved 10-20 year bond with property tax levy	New fee on utility bill	Sales tax for prepared foods, adopted by resolution	Parking fees to high-traffic areas, requires developing program and infrastructure

Overview: Selected Revenue Options

	General Obligation Bond	Transportation Utility Fee	Prepared Food and Beverage Sales Tax	Parking Fees
Who pays directly?	Property owners	Property owners	Food consumers, especially at restaurants, delis, and cafes	Visitors to paid parking zones
Who pays indirectly?	Business patrons, overnight visitors in STRs	Overnight & day visitors indirectly	Food consumers, especially at restaurants, delis, and cafes	Visitors to paid parking zones

Revenue Option Criteria

Parameters	Definition
Funding Capacity	Does it address cost pressures and help the City meet its funding needs?
Stability	Does funding fluctuate from year to year?
Fairness	Who benefits or pays? Who imposes costs?
Flexibility	Is it used to fund operational or capital uses, designated for certain uses, etc.?
Ease of administration	How costly or burdensome is it for the City to operate, collect new data, meet requirements, etc.?
Neutrality	Does the option influence behavior or create unintended consequences?
Ease of implementation	Voter-approved vs. councilmanic? Legality?

Evaluation of Revenue Options

	Funding Capacity	Stability	Fairness: who pays?	Flexibility	Admin. ease	Neutrality	Implement. ease
General Obligation Bond	High	High	Property owners	Capital	High	High	Low; requires voter approval
Transportation Utility Fee	High	High	Property owners/renters	Capital (e.g. bike/ped/capital)	High	High	Med; requires rate setting and system development
Prepared Food & Beverage Tax	Med	Med; depends on visitor traffic	Med; visitors and residents; effect on biz	Capital & operations	Med; requires monitoring and collection	Med	Low; requires community support
Parking Fees	Med; likely low revenue generation	Med; depends on visitor traffic	Med; depends on fee level	Capital & operations	Med; requires ongoing enforcement	Med; pot'l fee avoidance	Med; requires system and enforcement

Capital Projects Revenue Needs

	Project Cost Estimate (2023)	Estimated Resources	Remaining Required Resources
Water Construction Fund	\$5,600,000	\$2,500,000	\$3,000,000
Stormwater Construction Fund	\$1,900,000		\$1,900,000
Road Construction Fund	\$3,000,000	\$140,000	\$2,900,000
Total Capital Projects	\$10,500,000	\$2,700,000	\$7,900,000

Impact of bond on millage rate and tax payments, by bond amount, at 3.5% interest

Bond Amount	Annual Payment	New Total Municipal Millage Rate	Millage Rate Percent Increase	Annual Additional Tax Payment for \$400K AV House, with Bond
\$4 Million	\$272,931	.8744	106%	\$180.45
\$6 Million	\$409,397	1.1000	160%	\$270.68
\$8 Million	\$545,862	1.3256	213%	\$360.91

Source for Municipal Bond Rates and Terms: <https://www.munibondadvisor.com/market.htm>; Assumed 3.5% annual assessed value growth, Term: 15 years

Impact of bond on millage rate and tax payments, by bond amount, at 5% interest

Bond Amount	Annual Payment	New Total Municipal Millage Rate	Millage Rate Percent Increase	Annual Additional Tax Payment for \$400K AV House, with Bond
\$4 Million	\$275,641	0.8789	108%	\$182.24
\$6 Million	\$413,463	1.1067	161%	\$273.37
\$8 Million	\$552,284	1.3345	215%	\$364.49

Source for Municipal Bond Rates and Terms: <https://www.munibondadvisor.com/market.htm>; Assumed 3.5% annual assessed value growth, Term: 15 years

Transportation Utility Fee

What is it? Monthly fee on water customers inside city.

Examples: Bay City \$11.49/EDU, Coos Bay \$10/\$20 account

Estimated TUF Revenue				
Customer Type	Units	Count	TUF \$/Mo	Annual Revenue
Inside City Residential		1,424		
Short Term Rentals	Account	245	\$10.00	\$ 29,400
Other Residential	Account	1,179	\$10.00	\$ 141,480
Subtotal Residential		1,424		\$ 170,880
Inside City Businesses				
Lodging Rooms	Rooms	89	\$10.00	\$ 10,680
Other	Account	51	\$20.00	\$ 12,240
Subtotal Business		140		\$ 22,920
Total Inside City				\$ 193,800

What is it? City sales tax on prepared food and non-alcoholic beverages.

Example cities with tax, and estimated revenue:

- Ashland (5%) ~\$2M per year
- Cannon Beach (5%), ~\$1.7M per year (split with fire district)
- Yachats, (5%), ~\$370,000 per year

Sources:

Ashland: City of Ashland annual budget report. Collections vary by year. In 2021-22, the city collected about \$2M. The 2022-23 budget assumes higher collections, at \$2.2M.

Cannon Beach: \$1.7M estimated for first year. Collections to date suggest actual revenues might be about 3% below this estimate.

Yachats, Memo from City Manager to Council dated April 23, 2020.

Assumptions:

- Food and beverage sales estimate (2024): \$8.15M
- More detailed analysis needed to confirm estimate.

Revenue Estimate:

- \$407,500 (5% tax)
- \$570,500 (7% tax)

What is it? Metered parking in commercial district and permit program.

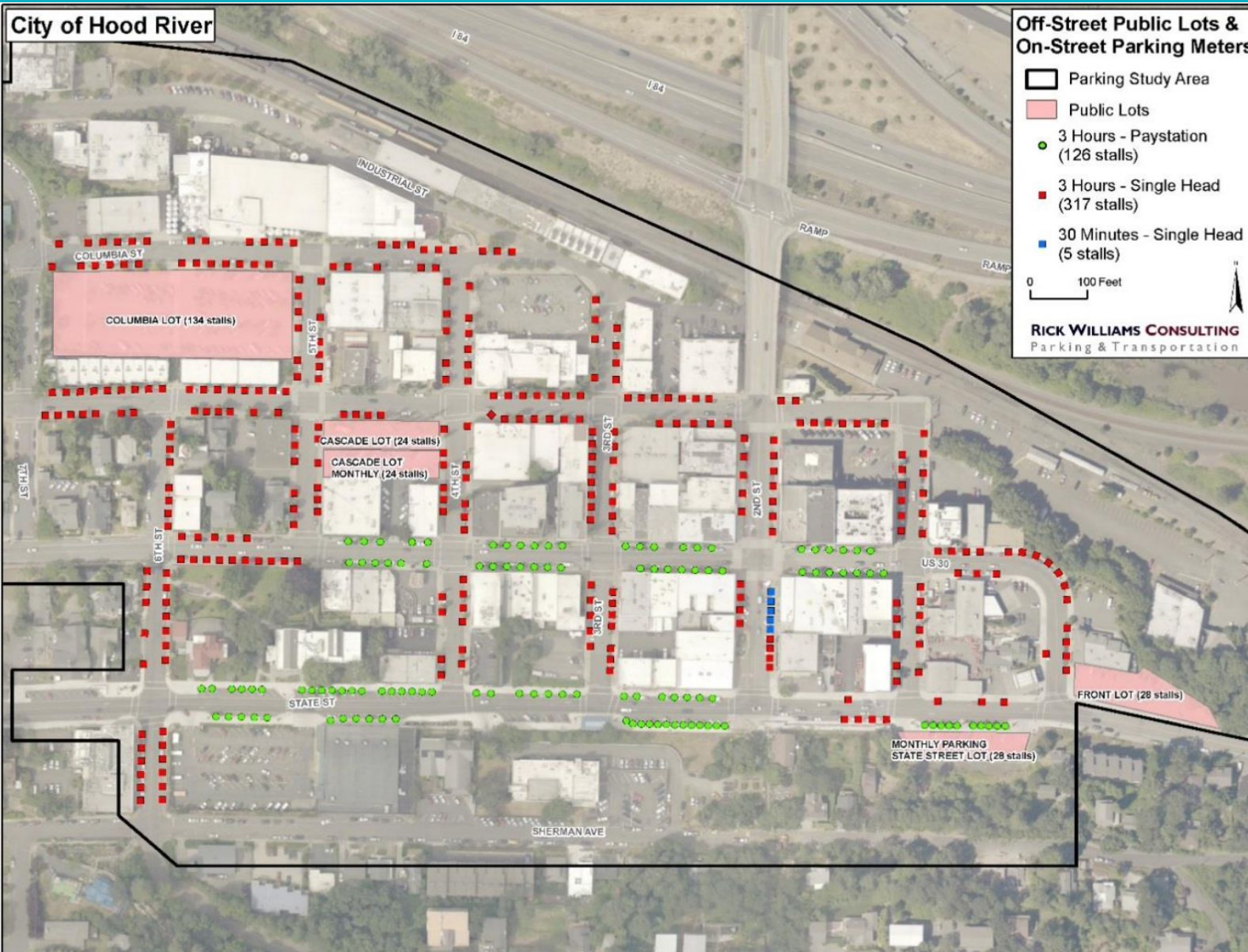
Issues to consider:

- Who pays? (overnight visitors? residents?)
- Virtual or hard infrastructure?
- Walkability / sidewalk access?
- Geography? Only business core and along waterfront? In lots or only on streets?
- Time period: Year round payment and enforcement? Or only in high season?

Assumptions:

- Need a full parking study that answers key questions
- Two rough estimates:
 - a. Based on trip estimates
 - b. Based on data from Hood River's recently implemented program

Hood River's Parking Program



Paid parking limited to downtown area

705 total on-street parking spaces (63.5% of which are paid)

Paid Parking Revenue Assumptions and Results

■ **Option A:**

- **Estimate based on trips and visitation:** ODOT trip counters estimate about 795,000 average annual trips
- Assume 60% park, and of those, about 32% park for less than 2 hours
- Assume \$1/hr fee, with no overnight parking fee

■ **Option B:**

- **Assume similar structure to Hood River:** Apply per stall revenue from Hood River averaged from 2010–2018 to an estimated number of Manzanita parking stalls (200 or 500 stalls).
- No overnight parking fee

Paid Parking Revenue Assumptions and Results

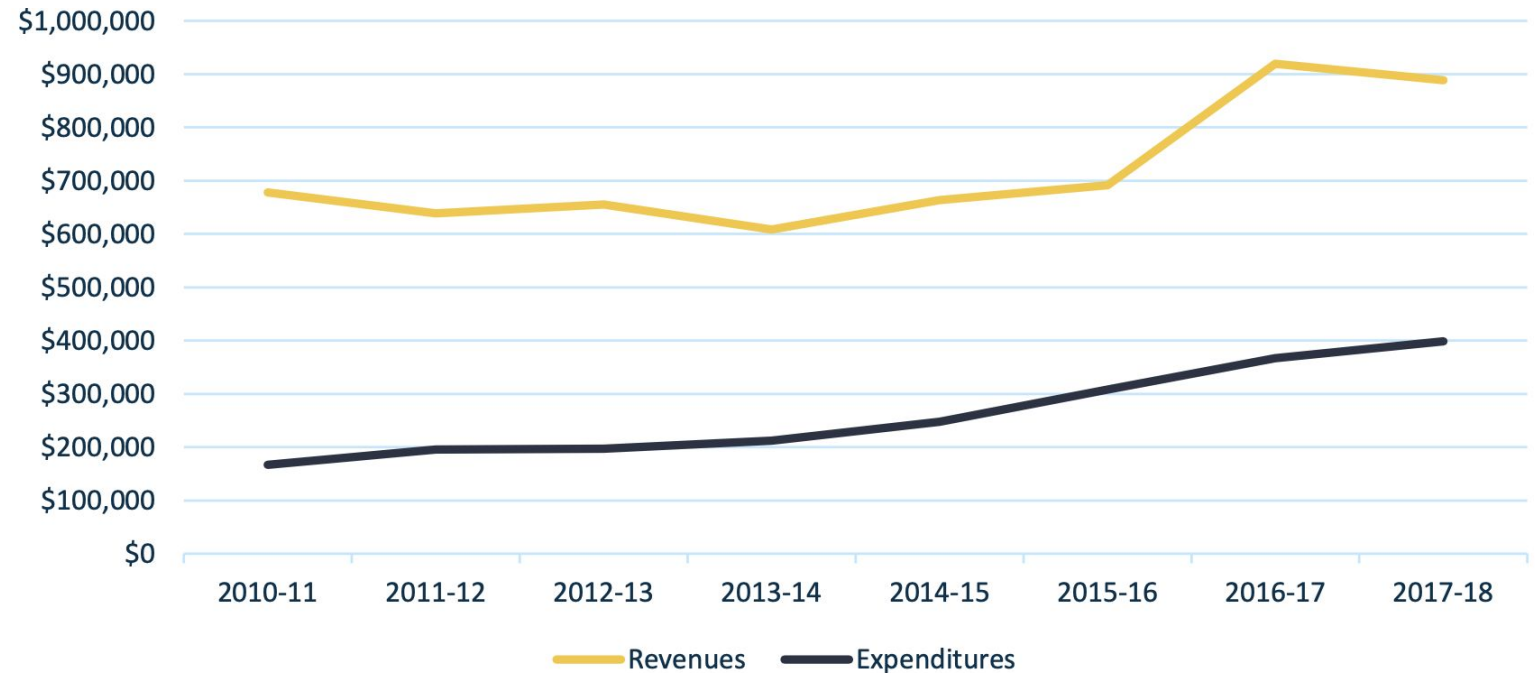
Revenue Estimate:

Option A: Trip estimate model (based on annual trips through Manzanita)	Option B: Hood River model	
	200 stalls	500 stalls
\$198,495	\$ 153,422.44	\$ 383,556.09

Administrative costs:

- Need program details to accurately estimate
- May range from 1/4 to 1/3 of revenues
- May vary seasonally
- **Upfront:** infrastructure needs
- **Ongoing:** enforcement

Hood River Example: Revenues vs Expenditures, 2010 - 2018



Source: City of Hood River Downtown Parking Study, Rick Williams Consulting, June 2021

- **Don't ignore other sources:**
 - Systems Development Charges – look into this after completing the TSP
 - Ongoing evaluation of permit and utility fees to align with costs
- **Prioritize a TUF**
 - Highest need is in transportation
 - TUF is easiest to implement and can help meet capital needs
- **Complete a parking study and continue consideration of food and beverage tax**

- **Consultants:** Prepare a final report with recommended next steps and finalize analysis and recommendations.
- **City:** Conduct additional studies on specific tools to determine the path forward.

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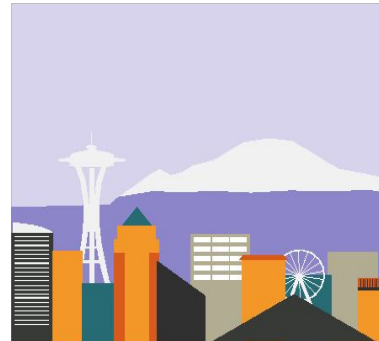
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